

**PLANNING AND ZONING COMMISSION  
STAFF REPORT**

**September 4, 2008**



**RP 08-11: proposed Replat of Lots 1 thru 3 and a portion of Lot 4 in Block 3  
of Cavitt's Southmore Addition**

**SIZE AND LOCATION:** 0.55 acres of land located at the south corner of South Coulter Drive and East 33<sup>rd</sup> Street in Bryan, Brazos County, Texas

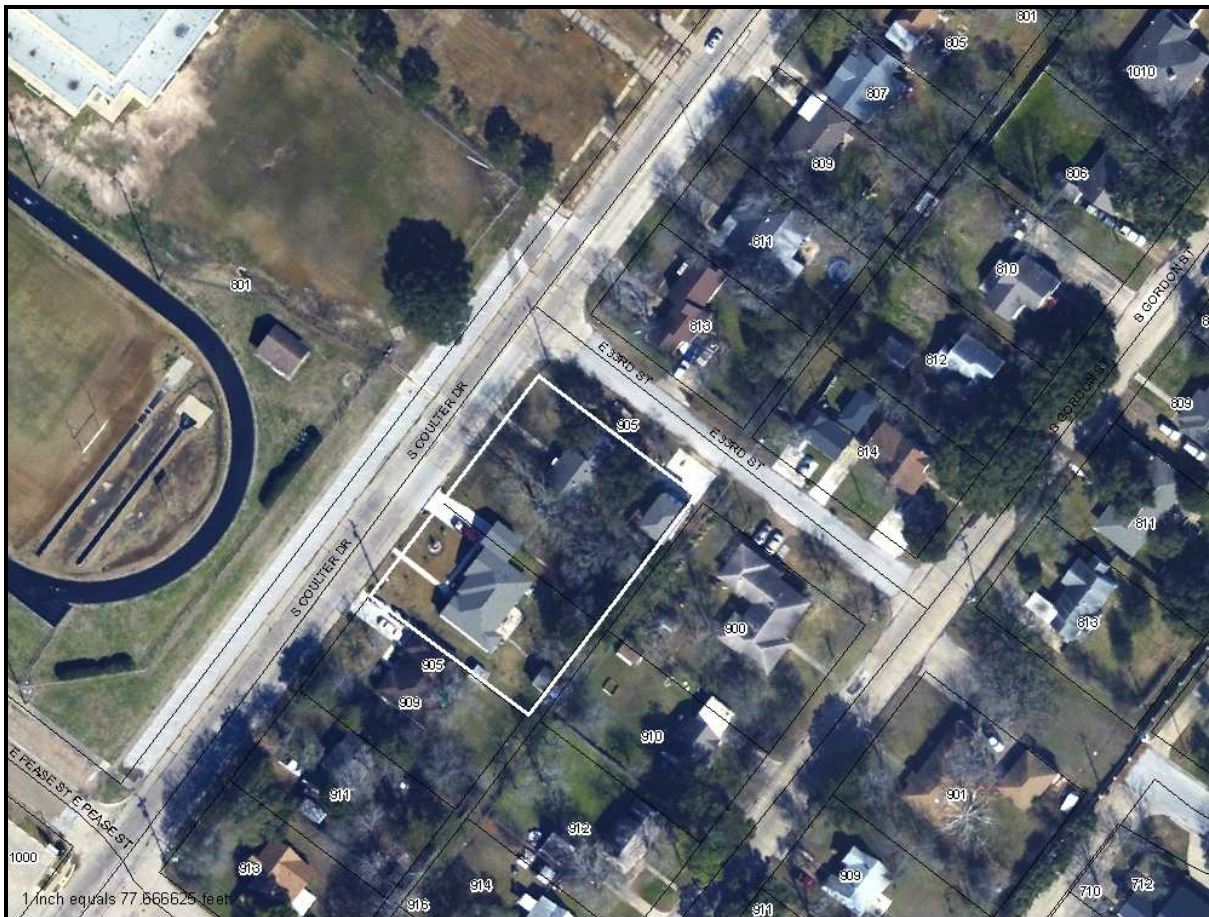
**ZONING:** Residential District – 5000 (RD-5)

**EXISTING LAND USE:** two single-family homes

**APPLICANT(S):** Seledonio and Margarita Dimas

**AGENT:** Garrett Engineering

**STAFF CONTACT:** Julie Fulgham, Project Planner



**PROPOSED RESUBDIVISION:**

With this replat, the applicants are proposing to reconfigure all of Lots 1 thru 3 and portions of Lot 4 in Block 3 of Cavitt's Southmore Addition. These 3½ lots are currently occupied by two single-family homes. Approval of this replat will create two home sites, proposed Lots 1R and 2R, one for each existing home.

During the Planning and Zoning Commission's regular meeting on July 17, 2008, Commissioners denied a request for a planning exception to standards of the subdivision ordinance requiring the installation of a sidewalk in conjunction with this proposed replat (case no. PE08-03). A new 6-foot wide and 182 feet long sidewalk is now proposed to extend in front of the two new lots along South Coulter Drive.

**RECOMMENDATION:**

The proposed replat conforms to all requirements of applicable codes and ordinances. The Site Development Review Committee and staff recommend **approving** this proposed replat.